



SIMPSON RANCHES
&
LAND, LLC

THE FRIO 1030 RANCH
1030+- ACRES
FRIO COUNTY, TEXAS

PRICE: \$ 4,480,500



SIMPSON RANCHES
&
LAND, LLC

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FRIO 1030 RANCH

±1030 ACRES | FRIO COUNTY, TEXAS

DESCRIPTION

SIMPSON RANCHES & LAND IS PROUD TO PRESENT THIS EXCEPTIONAL ±1,030-ACRE HIGH-FENCED HUNTING RANCH LOCATED IN FRIO COUNTY, TEXAS. CONVENIENTLY SITUATED APPROXIMATELY TEN MINUTES WEST OF I-35 WITH ACCESS OFF HIGHWAY 140, THIS DIVERSE SOUTH TEXAS PROPERTY OFFERS A RARE BLEND OF PRODUCTIVE BOTTOMLAND, ROLLING ELEVATIONS, SCENIC VIEWS, CREEK FRONTAGE, AND OUTSTANDING WILDLIFE HABITAT. THE RANCH SHOWCASES FERTILE SANDY LOAM SOILS IN THE LOWLANDS, HIGHER ELEVATIONS WITH SWEEPING VISTAS, ELM CREEK, AN ADDITIONAL SEASONAL DRAINAGE, AND THREE PONDS, CREATING A LANDSCAPE THAT IS BOTH VISUALLY STRIKING AND BIOLOGICALLY PRODUCTIVE.

THE RANCH IS THOUGHTFULLY SET UP FOR HUNTING AND WILDLIFE MANAGEMENT, FEATURING MULTIPLE BLINDS AND FEEDERS ALREADY IN PLACE. WITH ITS COMBINATION OF VARIED TERRAIN, RICH SOILS, AND IMPRESSIVE BRUSH DIVERSITY, THIS PROPERTY PROVIDES AN IDEAL FOUNDATION FOR RECREATIONAL USE, LONG-TERM INVESTMENT, OR A PREMIER HUNTING OPERATION.

LOCATION

LOCATED IN FRIO COUNTY JUST OFF HIGHWAY 140, THE RANCH SITS APPROXIMATELY TWENTY MINUTES WEST OF THE H-E-B IN PEARSALLAND ROUGHLY ONE HOUR FROM DOWNTOWN SAN ANTONIO. THE PROPERTY LIES ABOUT TWO MILES OFF HIGHWAY 140 AND IS ACCESSED VIA A PRIVATE PAVED ROAD, OFFERING BOTH PRIVACY AND EASE OF ACCESS. THIS STRATEGIC LOCATION PLACES THE RANCH CLOSE TO TOWN CONVENIENCES WHILE MAINTAINING A QUIET, RURAL SETTING.

IMPROVEMENTS

THE RANCH IS LARGELY A BLANK SLATE WITH NO STRUCTURAL IMPROVEMENTS, ALLOWING A NEW OWNER THE FREEDOM TO DESIGN HEADQUARTERS OR ADDITIONAL AMENITIES EXACTLY TO THEIR LIKING. EXISTING HUNTING INFRASTRUCTURE INCLUDES APPROXIMATELY FIVE BLINDS, FIVE CORN FEEDERS, AND FIVE PROTEIN FEEDERS, PROVIDING AN IMMEDIATE TURNKEY SETUP FOR WILDLIFE MANAGEMENT AND HUNTING ACTIVITIES.

WATER

WATER IS WELL DISTRIBUTED ACROSS THE RANCH WITH THREE PONDS, ONE OF WHICH IS SUPPLIED BY A SOLAR WELL. ELM CREEK AND ANOTHER UNNAMED CREEK HOLD POCKETS OF WATER DURING NORMAL RAINFALL, ADDING SEASONAL SURFACE WATER AND VALUABLE HABITAT. IN ADDITION TO THE PONDS, THERE ARE APPROXIMATELY FOUR RAINWATER HARVEST STATIONS THAT FEED WATER TROUGHS. A SOLAR WELL CURRENTLY SERVICES THE RANCH, AND THREE-PHASE ELECTRICITY IS AVAILABLE, OFFERING FLEXIBILITY FOR FUTURE IMPROVEMENTS OR EXPANDED OPERATIONS.

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TERRAIN & HABITAT

ELEVATION ACROSS THE RANCH RANGES FROM APPROXIMATELY 650 TO 800 FEET ABOVE SEA LEVEL, PROVIDING BOTH PRODUCTIVE BOTTOMS AND ELEVATED VIEWPOINTS. SOILS CONSIST OF SANDY LOAMS AND CLAY LOAMS IN THE LOWER AREAS, TRANSITIONING TO HEAVY GRAVEL LOAM AND GRAVEL IN THE HILLS. THE BRUSH DIVERSITY IS EXCEPTIONAL, FEATURING SPECIES SUCH AS GRANJENO, GUAYACAN, GUAJILLO, BLACKBRUSH, AND LOTE BUSH. TREE COVER INCLUDES MESQUITE, CEDAR ELM, HACKBERRY, PERSIMMON, AND LIVE OAK, ALONG WITH OTHER NATIVE VARIETIES COMMON TO THE REGION.

NATIVE GRASSES SUCH AS BIG BLUESTEM, GRAMMA, WINDMILL GRASS, CURLY MESQUITE, AND OTHERS BLANKET THE RANCH, CONTRIBUTING TO EXCELLENT HABITAT FOR QUAIL WHILE ALSO SUPPORTING STRONG POPULATIONS OF DEER AND TURKEY. THE COMBINATION OF GRASSES, BRUSH, WATER, AND TERRAIN CREATES A HIGHLY BALANCED ECOSYSTEM WELL SUITED FOR WILDLIFE AND RECREATIONAL ENJOYMENT.

WILDLIFE

THE RANCH CONSISTS OF A QUALITY WHITETAIL DEER HERD CURRENTLY MANAGED UNDER AN MLD PROGRAM. TURKEY AND DOVE ARE ABUNDANT, AND QUAIL NUMBERS HAVE BEEN ENCOURAGING. WILD HOGS ARE PRESENT BUT ACTIVELY MANAGED. OVERALL, THE PROPERTY OFFERS A DIVERSE AND HEALTHY WILDLIFE POPULATION, MAKING IT AN OUTSTANDING RECREATIONAL RANCH WITH PROVEN HUNTING POTENTIAL.

EASEMENTS

THERE IS ONE PIPELINE EASEMENT AFFECTING THE PROPERTY.

MINERALS

SURFACE SALE ONLY.

SUMMARY

THIS ±1,030-ACRE RANCH PRESENTS AN OUTSTANDING OPPORTUNITY TO OWN A HIGH-FENCED SOUTH TEXAS PROPERTY WITH DIVERSE HABITAT, MULTIPLE WATER SOURCES, AND CREEK FRONTAGE. ITS PROXIMITY TO PEARSALL AND SAN ANTONIO PROVIDES CONVENIENT ACCESS TO AMENITIES WHILE MAINTAINING THE SECLUSION BUYERS SEEK IN A RECREATIONAL RANCH. WITH STRONG WILDLIFE, EXCELLENT TERRAIN VARIATION, AND UTILITIES ALREADY IN PLACE, THIS RANCH IS WELL POSITIONED FOR IMMEDIATE ENJOYMENT AND LONG-TERM VALUE.

**SHOWN BY APPOINTMENT ONLY.
CALL ANTHONY SIMPSON AT 210-854-6365**





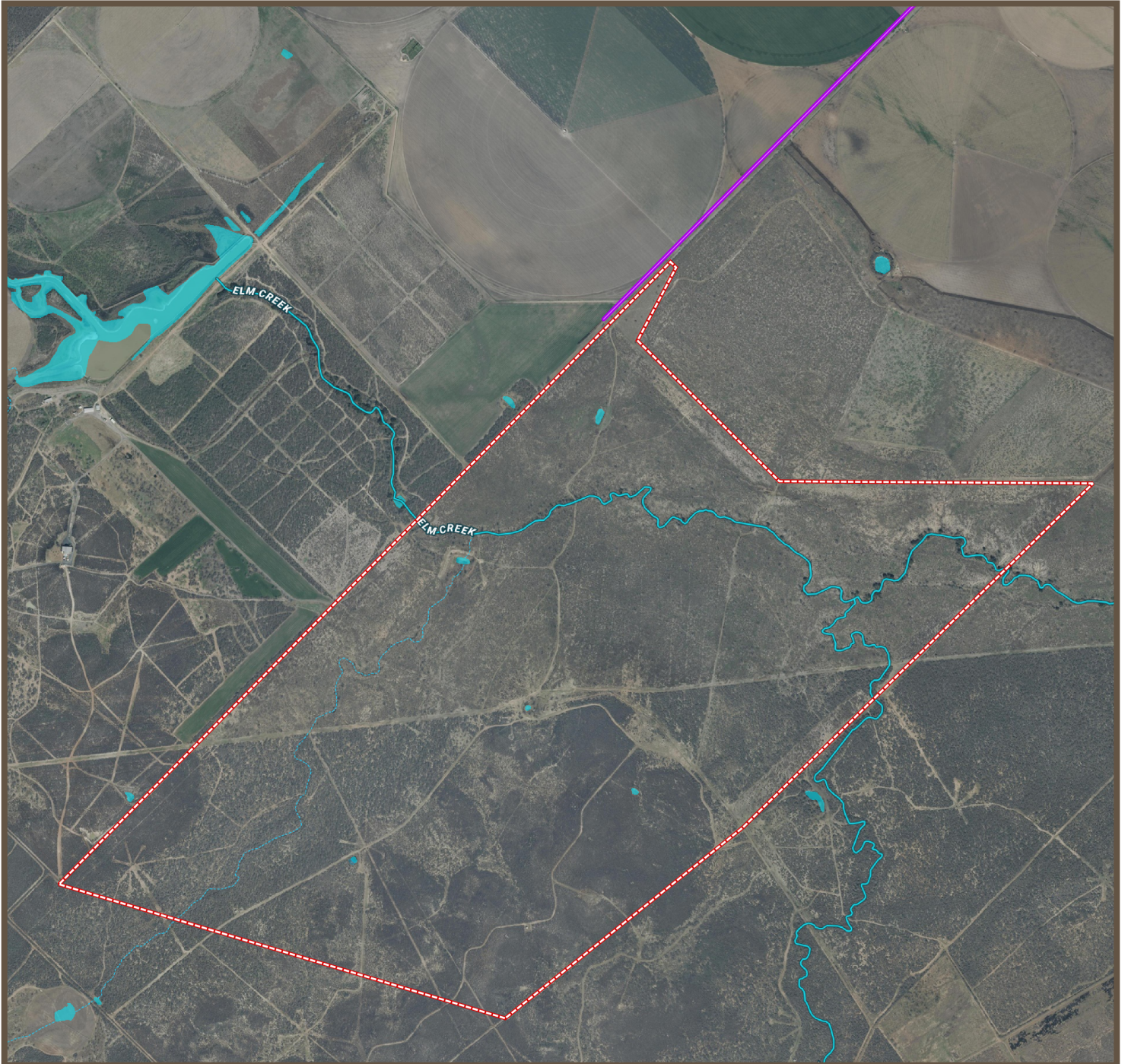




AERIAL MAP
1030 +/- ACRES | FRIO COUNTY, TEXAS



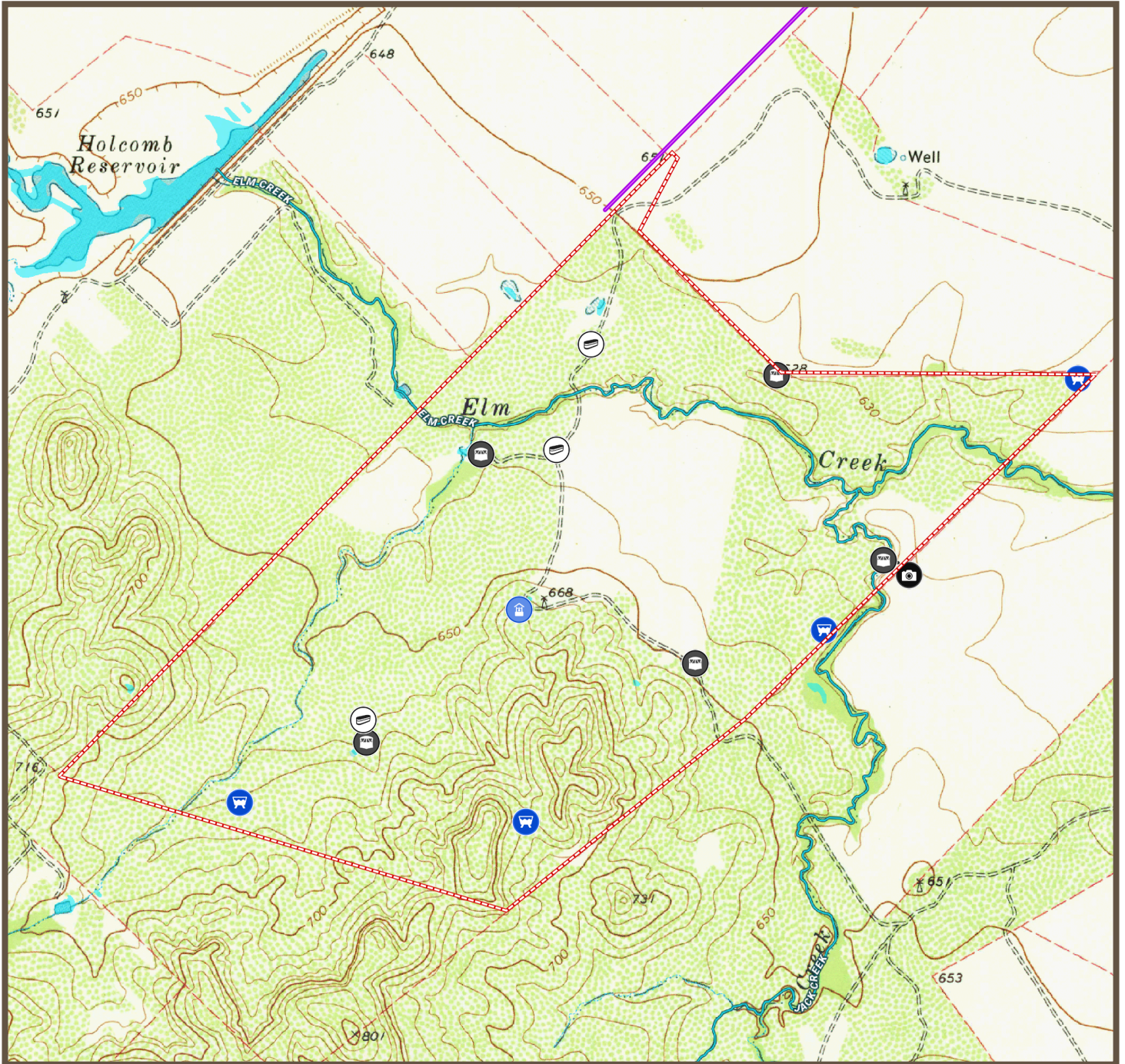
SIMPSON RANCHES
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TOPO MAP
1030 +- ACRES | FRIO COUNTY, TEXAS



SIMPSON RANCHES
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LAND, LLC





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Simpson Ranches & Land, LLC</u>	<u>9001555</u>	<u>info@simpsonranches.com</u>	<u>830.955.1725</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Anthony Simpson</u>	<u>508054</u>	<u>anthony@SimpsonRanches.com</u>	<u>210.854.6365</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date